Karen Johnson Davidson County
Batch# 233267 DEEDWARR
05/22/2019 02:48:52 PM 3 pgs
Fees: $18.00 Taxes: $1,019.35
20190522-0048557

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Warranty Deed

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $ 275,500.00 Affiant Subscribed and sworn to before me, this the 13th day of May, 2019. Notary Public My commission expires: 3/1/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Morgan Rogers Jesse Butschie	SWBC mortgage	136-07-0-088.00
131 Del Crest Drive	PO Box 202028	
Nashville, TN	Florence SC 29502-2028	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID G. KNOBLE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MORGAN LEE ROGERS AND JESSE BUTSCHIE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Section Three, Priest Lake Park, of record in Plat Book 4460, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to H. Howard Bragdon, divorced by Warranty Deed from United Builders, Inc., a Tennessee Corporation, of record in Book 4565, Page 206, Register's Office for Davidson County, Tennessee, dated December 30, 1971 and recorded on December 30, 1971.

Being the same property conveyed to David Knoble, unmarried by Warranty deed from H. Howard Bragdon, married of record in Instrument No. 20180717-0069592 Register's Office for Davidson County, Tennessee, dated July 12, 2018 and recorded on July 17, 2018.

Being also known as 131 Del Crest Dr. Nashville, Tennessee 37217.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 131 Del Crest Drive Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of May, 2019.

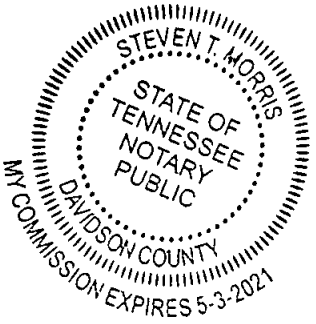
David G. Knoble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2019, before me personally appeared David G. Knoble, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2019.

Notary Signature
My commission expires: 5-3-21



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This Instrument Prepared By:
Sumner Title & Escrow, LLC
131 Indian Lake Blvd, Suite 200
Hendersonville, TN 37075

LIMITED POWER OF ATTORNEY

KNOW all men by these presents, that I, **Morgan Lee Rogers,** have made, constituted and appointed, and by these presents do make, constitute and appoint **Jesse Butschie, spouse,** my true and lawful attorney, for me and in my name, place and stead to purchase the following described real property:

LAND in Davidson County, Tennessee, being Lot No. 138 on the Plan of Section Three, Priest Lake Park, of record in Plat Book 4460, Page 5, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Property Address: 131 Del Crest Dr., Nashville, TN 37217

and to execute all documents required in connection therewith, including but not limited to those documents required by **SWBC Mortgage Corporation and/or its successors and assigns as their interest may appear**, which documents include but are not limited to a Deed of Trust wherein I/we promise to pay to **SWBC Mortgage Corporation and/or its successors and assigns as their interest may appear**, upon the terms and conditions therein set forth and a Deed of Trust wherein I pledge said real property as security for the payment of said Deed of Trust and Note, as fully, largely and amply, to all intents and purposes, as I myself might or could do if acting personally. I hereby ratify and confirm all lawful acts done by my attorney by virtue hereof.

THIS Power of Attorney shall be deemed to be a durable Power of Attorney as defined by the Tennessee Uniform Durable Power of Attorney Act, and shall not be affected by the subsequent disability or incapacity of the undersigned.

THIS Power of Attorney shall remain in effect for 60 days after the closing of said land purchase or until a revocation hereof shall have been recorded in the Register's Office for **DAVIDSON** County, Tennessee, whichever shall first occur.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of May, 2019.

Morgan Lee Rogers

Morgan Lee Rogers

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Morgan Lee Rogers,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

This the 9th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 08/30/2021

MARGARET STIMMELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY